

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**February 19, 2013**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, February 19, 2013 at approximately 8:35 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12<sup>th</sup> Floor Loft in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Adela Cepeda
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	Rodrigo Sierra
	Z. Scott

Absent:	Mark Cozzi
	John Markowski

Also present were Charles Woodyard, Chief Executive Officer; Melissa Freeman Cadoree, Deputy Legal Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Chairwoman Scott commenced the meeting by announcing that in December 2012, two of our esteemed commissioners Carlos Ponce and Sandra Young left the CHA Board to pursue new challenges. These vacancies were filled by Mayor Emanuel with incoming Commissioners Rodrigo Sierra and Jack Markowski. Ponce and Young were presented with Outstanding Service Award plaques and official resolutions which are made a part of the records. Commissioners and special invited guests then took this opportunity to acknowledge former Commissioners Ponce and Young and congratulated Commissioners Sierra and Commissioners Markowski on their appointments.

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, Commissioners will meet in Closed Meeting to discuss matters under the following exceptions: personnel related matters and selection of legal counsel under (c)(1); pending/imminent/probable litigation under (c)(11); and discussion of semi-annual review of minutes under 2(c)(21).

Based on CHA By-Laws, and in accordance with the Open Meetings Act, a Motion was made in Closed Meeting by Chairwoman Scott and properly seconded by Commissioner Harris, to approve the attendance of Commissioner Mark Cozzi, via Skype, to the Closed Meeting.

The Commissioners subsequently reconvened in Open Session but due to a conflict in her schedule Chairwoman Scott left the meeting in session. In the absence of Chairwoman Scott, Commissioner Bridget Reidy temporarily assumed the Chairmanship. Chairwoman Reidy called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi (via Skype)
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	Rodrigo Sierra

Absent:	John Markowski
	Z. Scott

After Motion Made by Commissioner Beverly and seconded by Commissioner Johnson, the Closed Meeting Minutes and Regular Board Meeting Minutes of December 18, 2012 were unanimously approved as submitted.

Chairperson Reidy then announced that during Closed Meeting, Commissioners discussed the following four Closed Meeting items. An Omnibus Motion for the approval of Items A1 through A4 was then presented by Commissioner Cepeda.

**(Item No. A1)**

**RESOLUTION NO. 2013-CHA-1**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated February 19, 2013, requesting authorization to enter into a settlement agreement in the amount of \$125,000.00 in the matter of *Andrew Pratts v. Hispanic Housing Development Corporation*, 09 WC 33051, plus the amount of \$145,359.08 to fund the Medicare Set Aside allocation, which can be issued to the claimant separately in the form of an annuity to be administrated by an outside independent third party vendor in the above-captioned matter.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Deputy Chief Legal Officer, or her designee, to enter into a settlement agreement in the amount of \$125,000.00, plus the amount of \$145,359.08 to fund the Medicare Set Aside allocation, which can be issued to the claimant separately in the form of an annuity to be administrated by an outside independent third party vendor in the above-captioned matter in the case known as *Andrew Pratts v. Hispanic Housing Development Corporation*, 09 WC 33051.

**(Item No. A2)**

**RESOLUTION NO. 2013-CHA -2**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 19, 2013, entitled “AUTHORIZATION TO ENTER INTO SECTION 3 VOLUNTARY COMPLIANCE AGREEMENT WITH HUD.”

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee enter into a Section 3 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development.

**(Item No. A3)**

**RESOLUTION NO. 2013-CHA-3**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 19, 2013, entitled “CONTRACT AMENDMENT FOR LEGAL SERVICES WITH SCHIFF HARDIN.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 11125 with Schiff Hardin by an additional amount not-to-exceed \$200,000 for legal fees and expenses.

**(Item No. A4)**

**RESOLUTION NO. 2013-CHA-4**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated February 19, 2013, requesting authorization to enter into a settlement agreement in the amount of \$249,656.51 in the matter of as R.J.B. Properties, Inc. vs. Chicago Housing Authority & U.S. Residential Management, LLC, 2010 L 9537.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Deputy Chief Legal Officer, or her designee, to enter into a settlement agreement in the amount of \$249,656.51 in the case known as R.J..B Properties, Inc. vs. Chicago Housing Authority & U.S. Residential Management, LLC, 2010 L 9537.

The Omnibus Motion to adopt resolutions for Items A1 through A4 was seconded by Commissioner Johnson and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	R. Sierra
Nays:	None

There being no questions or discussion, Chairwoman Reidy thereupon declared said Motion carried and said resolutions adopted.

On behalf of Committee Chair Cozzi, Commissioner Johnson presented the report of the Personnel Commissioners. Commissioner Johnson then presented an Omnibus Motion for the approval of Items B1 and B2.

**(Item No. B1)**

**RESOLUTION NO. 2013-CHA-5**

**WHEREAS,** The Board of Commissioners has reviewed staff memorandum dated February 11, 2013 entitled "Personnel Actions Reports", and concurs in the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the personnel actions contained in the personnel reports for the period January 1, 2013 thru January 31, 2013 is hereby accepted.

**(Item No. B2)**

**RESOLUTION NO. 2013-CHA-6**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 11, 2013, entitled "Approval of Personnel Actions":

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the requested personnel actions.

The Omnibus Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Beverly and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	R. Sierra

Nays:	None
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There being no questions or discussion, Chairwoman Reidy thereupon declared said Motion carried and said resolutions adopted.

Commissioner Adela Cepeda, Chairwoman of the Finance Committee, then presented the following report. Per Commissioner Cepeda, a Joint Finance and Tenant Services Committee meeting was held on Wednesday, February 13, 2013 at approximately 1:00 p.m. at the CHA Corporate Offices. While there was a quorum for the Tenant Services Committee, the Finance Committee did not have a quorum. Committee members were briefed on items appearing on the agenda, however, for the record, no votes were taken. Linda Riley Mitchell, Chief Financial

Officer presented the Committee with the December 2012 Treasury and Cash Flow Report and 2013 CHA Annual Cash Flow Forecast.

On behalf of the Joint Finance and Tenant Services Committee members, Commissioner Cepeda presented an Omnibus Motion for two of the three items discussed at the Committee meeting:

**(Item C1)**

The CHA released a Request for Proposal in June 2012 for Disaster Recovery Site Services. The solicitation was advertised in various newspapers and on CHA website. Of the four proposals received, AT&T was found to be the most responsive and responsible bidder. From 2006 through 2010 the CHA had several audits and management reviews conducted that focused on the CHA's ability to continue operations in the event of a disaster. KPMG performed assessments of the CHA's business continuity and disaster recovery plans and a primary facilities risk and vulnerability assessment. These reviews revealed many opportunities for improvement in order for the CHA to successfully respond to an event and to provide continuity to business operations. One significant concern noted in the CHA's disaster recovery plan was its backup data center's close proximity to its primary data center. Industry best practices recommend that a backup data center should be located a minimum of twenty-five (25) miles from its main computing facility. Requirements for the new disaster recovery site include: relocation of the CHA's current backup equipment; establish a disaster recovery site twenty-five (25) miles from headquarters; secure state-of-the-art backup recovery facility that will enable CHA to continue business operations in the event of an emergency or extended outage; provision of reliable power, Internet access and adequate cooling; a site that is accessible and secure with high availability, scalability and 24/7 on-site technical support. Accordingly, the resolution for Item C1 approves award of contract to AT&T for the disaster recover site services.

**RESOLUTION NO. 2013-CHA-7**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated February 13, 2013 titled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH AT&T TO PROVIDE DISASTER RECOVERY CO-LOCATION SERVICES",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to enter into a contract with AT&T for the disaster recovery co-location services for a three (3) year base term in an amount not-to-exceed \$218,160 with two (2) one (1) year options.

These awards are subject to each Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item C2)**

The resolution for Item C2 ratifies the acceptance of a Grant Award from the Illinois Criminal Justice Information Authority (ICJIA) in the amount of \$282,200, increases the FY2013 Budget by the same amount and approves sub-grant agreements with UCAN, the Chicago Police Department, CeaseFire Chicago, Social IMPACT Research Center and Community Justice for Youth Institute. In January 2010, the CHA was awarded a two year \$250,000 award from ICJIA to implement community based youth violence prevention through Gang Resistance Education

and Training (G.R.E.A.T.) and the Youth Courts. The Altgeld-Riverside Community (ARC) Partnership created a community partnership and increased resident awareness of violence and burglary prevention at community schools. In 2012, CHA was invited to apply for leftover ICJIA Grant Program funds to continue and enhance the ARC Partnership Program. On December 11, 2012, the CHA received official written notice of the award. CHA is required to provide matching funds in the amount of \$94,067.

**RESOLUTION NO. 2013-CHA-8**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated February 13, 2013 entitled “RATIFICATION OF ACCEPTANCE OF A GRANT AWARD FROM THE ILLINOIS STATE CRIMINAL JUSTICE INFORMATION AUTHORITY AND AUTHORIZATION TO ENTER INTO SUB-GRANT AGREEMENTS WITH UCAN, THE CHICAGO POLICE DEPARTMENT, CEASEFIRE CHICAGO, SOCIAL IMPACT AND COMMUNITY JUSTICE FOR YOUTH AND INCREASE IN THE FY2013 COMPREHENSIVE BUDGET”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ratifies the acceptance of a grant award from the Illinois State Criminal Justice Information Authority in the amount of \$282,200 and authorizes the Chief Executive Officer or his designee to enter into sub-grant agreements with Uhlich Children’s Advantage Network, the Chicago Police Department, Ceasefire Chicago, Social IMPACT and Community Justice for Youth to provide support services in an aggregate amount not-to-exceed \$176,500 for the period of January 1, 2013 through September 30, 2013 and increase the FY2013 comprehensive budget.

Per Commissioner Cepeda, at the request of the CEO, Item C3-recommendation to approve an Intergovernmental Agreement with the City Colleges of Chicago, not to exceed \$700,000 to provide education and training programs for public housing and HCV families, was deferred for consideration at the March Board related meetings.

The Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	R. Sierra

Nays:	None
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There being no questions or discussion, Chairwoman Reidy thereupon declared said Motion carried and said resolutions adopted.

Commissioner Bridget Reidy, Chairwoman of the Operations Committee then presented her report. Per Commissioner Reidy, the Operations and Facilities Committee meeting was held on Wednesday, February 13, 2012, at approximately 1:45 p.m. at the Corporate Offices. While there was a quorum present, after consultation with staff, items listed on the Operations Committee Agenda were deferred to full Board for approval.

On behalf of the Operations and Facilities Committee, an Omnibus Motion for the approval of Item D3 and D4 was presented by Commissioner Reidy.

**(Item D1 – This Number Not Used)**

**(Item D2 – This Number Not Used)**

**(Item D3)**

The resolution for Item D3 approves award of contract to All Chicago, Inc., in the amount of \$6,898,444.00 to modernize the Long Life Apartment building to comply with the high-rise life safety ordinance as well as capital maintenance components of this building. The modernization activity will enhance accessibility at building entrances and common areas, extend the useful life of the building, increase the value of the property, and improve overall quality and sustainability of existing dwelling and non-dwelling units. The Long Life Apartments is a thirteen story building containing, 116 dwelling units, originally constructed in 1965 and located at 344 West 28<sup>th</sup> Place. The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will bring the building into compliance with the ordinance. The existing galvanized plumbing risers are recommended to be replaced throughout the building per Chicago Building Code and best practices.

**RESOLUTION NO. 2013-CHA-9**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated February 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH ALL CHICAGO, INC. FOR LIFE SAFETY UPGRADES, PLUMBING RISER REPLACEMENT AND COMMON AREA IMPROVEMENTS AT LONG LIFE APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with All Chicago, Inc. for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$6,898,444.00 at Long Life Apartments, a senior residence building. The work is to be completed by no later than four hundred fifty (450) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to All Chicago's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

**(Item D4)**

The resolution for Item D4 approves award of contract to Madison Construction Company, in the amount of \$11,418,000 to modernize the Lidia Pucinska Apartments and Annex. Both Lidia Pucinska Apartments and Lidia Pucinska Annex buildings are located within a common campus style setting. The apartment building is a nineteen (19) story building containing one hundred seventy one (171) dwelling units, originally constructed in 1965, and located at 838 N. Noble Street. The Annex is a nine (9) story building containing two hundred four (204) dwelling units, built in 1969 and located at 847 N. Greenview Street. The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will bring the building into compliance with the ordinance. The existing galvanized plumbing risers are recommended to be replaced throughout both buildings per the Chicago Building Code and best practices.

**RESOLUTION NO. 2013-CHA-10**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated February 13, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH MADISON CONSTRUCTION COMPANY FOR LIFE SAFETY UPGRADES, PLUMBING RISER REPLACEMENT AND COMMON AREA IMPROVEMENTS AT LIDIA PUCINSKA APARTMENTS AND LIDIA PUCINSKA ANNEX";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners ("Board") authorizes the Chief Executive Officer or his designee to enter into a contract with Madison Construction Company for building life safety upgrades, plumbing riser replacement and common area improvements in the amount of \$11,418,000.00 at both Lidia Pucinska Apartments and Lidia Pucinska Annex senior residence buildings . The work is to be completed by no later than six hundred sixty (660) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to Madison Construction's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

The Motion to adopt resolutions for Items D3 and D4 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:	Deverra Beverly
	Adela Cepeda
	Mark Cozzi
	Dr. Mildred Harris
	Harriet Johnson
	Myra King
	Bridget Reidy
	R. Sierra
Nays:	None

There being no questions or discussion, Commissioner Reidy thereupon declared said Motion carried and said resolutions adopted.



At approximately 10:50 a.m., due to a conflict in her schedule, Commissioner Adela Cepeda left the meeting in session.

Chairwoman Reidy then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the February meeting of the Board of Commissioners was adjourned at approximately 11:20 a.m.

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Z. Scott, Chairwoman  
Chicago Housing Authority

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Bridget Reidy, Acting Chairperson  
Chicago Housing Authority

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Lee Chuc-Gill, Secretary  
Custodian and Keeper of Records